

PROJECT SUMMARY

AVAILABILITY:

Flexible delivery 2009 – 2011

Multi-million dollar rehabilitation project underway by long-term ownership

BUILDING SIZE: The Market Square campus consists of over 1.2 million gross square feet and approximately 1.1 million rentable square feet of exhibition space, class A office and retail space

Market Square:

- Typical floor size ±80,000 RSF

Market Square South:

- Typical floor size ±35,000 RSF

PARKING:

Parking Garage:

- ±110,000 SF on-site subterranean parking garage with attended parking service for over 450 cars

EXTERIOR WINDOWS:

Market Square:

- *Current:* Floors 3 through 9:
Operable aluminum casements replaced in 2003.
- *Planned updates:* Floors 1 and 2:
Replacement of all remaining windows, retail storefront renovation and new entrance canopies.

Floors 10 and 11:
Windows to be replaced with new operable Kawneer aluminum windows with insulated glass and low E coating.

Market Square South:

- View space windows enlarged

ELEVATORS:

Market Square:

- *New Elevator Installation:*
Six new passenger elevators within the new office core serving floors 1 through 11. The new passenger elevators will be 18 person capacity elevators @ 500 feet per minute speed, serving Floors 1 to 11 run by KONE EcoDisc® energy efficient machines.
- *Existing Elevator Modernization:*
Upgrade the four existing historic passenger elevators to include destination controls and allow for maximum flexibility and compatibility in the use of the elevators in the elevator core.
- *New Service/Gurney Elevator Installation:*
Replace one of the two existing freight elevators with a new automatic service elevator that will satisfy the code mandated gurney cab requirements. Capacity for the service elevator will be a 5,000 Lb (25 person capacity) elevator @ 350 feet per minute speed.

Market Square South:

- Four passenger elevators modernized in 2006



MARKET SQUARE

AT THE HEART OF SAN FRANCISCO

PROJECT SUMMARY

CONTINUED

HVAC SYSTEM:

HVAC Hours of Operation:

Minimum building standard hours for HVAC to tenant spaces: 7 am – 6 pm, Monday – Friday

Market Square:

- Market Square will be water cooled direct expansion VAV package with supply air via ductwork to VAV boxes with hot water reheat
- Units on floors with support by a rooftop cooling tower

Market Square South:

- Market Square South is supported by a 670 ton chiller serving three rooftop air handlers
- Air circulated via vertical shafts and horizontal plenums and dual duct VAV exterior distribution
- Individual floor cooling-only air handler for interior zones in place

ELECTRICAL:

Market Square:

- Will be served by 12,000 volt primary electrical service

Market Square South:

- Service is rated at 6200 amps at 277/480 volts

The buildings are equipped with emergency generators

FIRE PROTECTION/ LIFE SAFETY

SYSTEM:

- The building systems are designed to comply with all applicable codes for high-rise life safety in commercial buildings
- The buildings and parking garage have a full sprinkler system with fire pumps and standpipe system

INTERIOR IMPROVEMENTS:

- New dedicated office lobby with six new elevators
- ADA compliant common areas
- New and fully upgraded restrooms

STRUCTURAL IMPROVEMENTS:

The renovation of Market Square will include a state of the art seismic rehabilitation to meet the performance level of Life Safety. The rehabilitation design follows the procedures of ASCE

SECURITY:

- The building provides twenty-four hour a day, seven days a week manned security service
- Office elevators and lobbies will be secured by card access system after hours
- The building has a closed circuit TV (CCTV) system with monitors located at the main lobby security guard station



PRE-CERTIFIED LEED GOLD – CS
(CORE AND SHELL)

LEED-CS is a green building system certifying only the base building construction and mechanical systems. **We are highly recommending that Tenants pursue LEED-CI (Commercial Interiors) certification,** as the base building's LEED credits will greatly assist Tenant certification efforts.